



DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

November 22, 2016

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

## COUNTY OF LOS ANGELES

### FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

#4

November 22, 2016

*Lori Glasgow*  
LORI GLASGOW  
EXECUTIVE OFFICER

### **FISCAL YEAR-END REPORT AND UPDATED DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY (3RD AND 5TH DISTRICTS) (3 VOTES)**

#### **SUBJECT**

The Consolidated Fire Protection District of Los Angeles County (Fire District) has completed its annual review of the Developer Fee Program and is making recommendations to update the developer fee amounts in the three areas of benefit and to update the Developer Fee Detailed Fire Station Plan. In addition, the annual Developer Fee Funds Fiscal Year-End Report has been prepared for your Honorable Board's approval.

#### **IT IS RECOMMENDED THAT THE BOARD:**

#### **AFTER THE PUBLIC HEARING:**

Find that updating the Developer Fee Program is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15273(a)(4) in that it increases fees for capital projects necessary to maintain services within existing service areas, and

2) Adopt the attached resolution updating the Developer Fee Program which:

a) Approves the 2016 Developer Fee Update Fee Calculation Summary to increase the developer fee rates to the following amounts for the unincorporated areas of the three areas of benefit and the City of Calabasas effective February 1, 2017: Area 1 (Malibu/Santa Monica Mountains, City of Calabasas) - from \$.8990 to \$.9705 per square foot; Area 2 (Santa Clarita Valley) – from \$1.0883 to \$1.1846 per square foot; and in Area 3 (Antelope Valley) – from \$.8426 to \$.9180 per square foot;

- b) Approves the Developer Fee Detailed Fire Station Plan dated September 2016; and
- c) Approves the Fire District's Developer Fee Funds 2015-16 Fiscal Year-End Report.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On July 12, 1990, your Honorable Board adopted a resolution establishing a County of Los Angeles Developer Fee Program for the benefit of the Fire District. The Developer Fee Program was implemented August 1, 1990, to fund the acquisition, construction, improvement, and equipping of fire station facilities in the high-growth, urban-expansion areas of the Fire District. The Resolution provides that the Fire District will conduct annual evaluations of the Developer Fee Program and make appropriate recommendations to your Board.

Also, on September 4, 2007, your Board adopted a Joint Exercise of Powers Agreement between the County of Los Angeles and the City of Calabasas wherein the parties agreed to exercise the power to levy the developer fee in the City of Calabasas and the City Council authorized your Board to conduct all proceedings in connection with the levy of the fee, and any modifications of the fee amount, within the city boundaries.

#### **Developer Fee Amount Update:**

The current developer fee rates in areas of benefit for the Malibu/Santa Monica Mountains and the City of Calabasas (Area 1) and the Antelope Valley (Area 3), were approved by your Board in November, 2013, and have been in effect since February 1, 2014. Since the Fire District had no new fire station construction costs and experienced only nominal increases in related costs during that time, the Fire District has not recommended an adjustment to the rates in Areas 1 and 3 in the years since then.

The rate in the Santa Clarita Valley (Area 2) includes a component to recoup the Fire District's costs associated with financing five new fire stations in the Santa Clarita Valley which are all already operational. Since finance costs can double the cost of a project over 30 years, as the finance charges on these stations accumulate, the financing costs have had, and will continue to have, an impact on the rate in Area 2 each year. The current rate in Area 2 was approved by your Board in November 2015 and has been in effect since February 1, 2016.

The developer fee rate is calculated using the actual costs the Fire District is experiencing to construct and equip new fire stations, and this year we have two areas where significant cost increases have occurred:

**Station Development:** The rate calculation has been adjusted to include the construction development cost for Fire Station 143, the Fire District's most recent station that opened this year, and we continued to include costs for our other two most recent stations, Fire Stations 128 and 132 which were both built in 2012. Increased station development costs for fire stations have increased over \$600,000 (8 percent).

**Apparatus Costs:** The most significant factor in apparatus costs was the cost increase for pumper engines based upon the most recent purchase order issued in 2016, increasing the base cost without radios or equipment, from \$480,000 to \$565,000 (18 percent).

As a result, we are recommending a proposed developer fee rate increase in all three areas of benefit as follows: from \$0.8990 to \$.9705 per square foot (8.0 percent) in Area 1 and the City of Calabasas; from \$1.0883 to \$1.1846 per square foot (8.8 percent) in Area 2; and from \$0.8426 to \$.9180 per square foot (8.9 percent) in Area 3.

#### Detailed Fire Station Plan Update:

Pursuant to Government Code Section 66000, et seq., the Fire District has updated the Developer Fee Detailed Fire Station Plan (Fire Station Plan) to reflect fire station requirements based on growth projections in the three designated developer fee areas of benefit (Attachment A to the Resolution). The Fire Station Plan identifies 21 additional permanent fire stations, one temporary facility, one replacement station, and two helispots that will be developed within the areas of benefit as a direct result of development in these areas.

#### Fiscal Year-End Report:

Government Code Sections 66001 and 66006 require certain findings to be made with respect to any unexpended developer fee revenues and that within 180 days of the close of each fiscal year the Fire District makes available to the public specific information for each account or fund established for developer fee revenues. In accordance with these requirements, the Fire District's Developer Fee Funds 2015-16 Fiscal Year-End Report has been prepared (Attachment C to the Resolution).

#### **Implementation of Strategic Plan Goals**

The update of the developer fee amount and Detailed Fire Station Plan supports the County's Strategic Plan Goal No. 1, Operational Effectiveness/Fiscal Sustainability, which guides us to maximize the effectiveness of processes, structure, operations, and strong fiscal management to support timely delivery of customer-oriented and efficient public services.

#### **FISCAL IMPACT/FINANCING**

The Developer Fee Program provides a revenue source from which to fund essential fire station facilities and equipment in the areas of urban growth. Increasing the fee amounts in the unincorporated areas of the three areas of benefit and the City of Calabasas commensurate with the actual cost of construction will enable the Fire District to fund the development of new fire stations proportionate to the need necessitated by growth. Without the requested increase, fire station construction will be outpaced by development, resulting in insufficient fire protection for the growth areas.

There is no net impact to County cost.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Developer Fee Update: Pursuant to Government Code Sections 66002 and 66018, notice of public hearing to update the developer fee must be published in a newspaper of general circulation in the areas of benefit and the City of Calabasas. This exceeds the requirements of Government Code Sections 6061 and 65090 relating to the notice of public hearing. The Developer Fee Program is exempt from the provisions of Proposition 218.

The Auditor-Controller has reviewed the updated fee amounts and found them reasonable. A summary of the fee calculations is Attachment B to the Resolution. County Counsel has approved as to form the attached Resolution updating the Developer Fee Program.

Fiscal Year-End Report: Pursuant to Government Code Section 66006, for each separate fund established by the Fire District for developer fee revenues, the Fire District is required to make available to the public the following information:

- A description of the type of fee in the fund.
- The amount of the fee.
- The beginning and ending balance of the fund.
- The amount of fees collected and the interest earned.
- An identification of each public improvement on which fees were expended and the amount of the expenditures.
- The approximate date by which construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the fund.
- The amount of any refunds made.

In addition, Government Code Section 66001 requires findings to be made once every five years with respect to unexpended developer fee revenues in connection with the public information requirements of Government Code Section 66006. These findings are included in the attached Developer Fee Fund 2015-16 Fiscal Year-End Report.

## **ENVIRONMENTAL DOCUMENTATION**

This project is statutorily exempt per Section 15273 (a)(4) of the CEQA Guidelines developed by the State Office of Planning Research in that it increases fees for capital projects necessary to maintain services within existing service areas.

## **CONTRACTING PROCESS**

Not applicable.

## **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

With approval of the recommended actions, the updated fee amount will be imposed in the unincorporated areas of the three areas of benefit and in the City of Calabasas effective February 1, 2017. The updated developer fee amount will be imposed in the cities of Malibu, Lancaster, and Santa Clarita upon adoption by these cities of resolutions updating the fee amounts.

## **CONCLUSION**

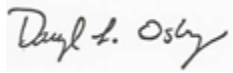
Upon conclusion of the public hearing and approval by your Board, please instruct the Executive Officer to return two adopted stamped copies of this letter with the adopted Resolution to the Fire District, Attention Planning Division, 1320 N. Eastern Avenue, Los Angeles, CA 90063.

The Honorable Board of Supervisors

11/22/2016

Page 5

Respectfully submitted,

A handwritten signature in black ink, reading "Daryl L. Osby". The signature is written in a cursive, flowing style.

DARYL L. OSBY

FIRE CHIEF, FORESTER & FIRE WARDEN

DLO:lb

Enclosures

c: Chief Executive Officer  
County Counsel  
Auditor-Controller

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES TO UPDATE THE COUNTY OF LOS ANGELES  
DEVELOPER FEE PROGRAM FOR THE BENEFIT OF  
THE CONSOLIDATED FIRE PROTECTION DISTRICT AND TO CONSIDER  
THE DEVELOPER FEE FUNDS 2015-16 FISCAL YEAR END REPORT**

WHEREAS, on July 12, 1990, the Board of Supervisors of the County of Los Angeles approved and adopted a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District of Los Angeles County (Developer Fee Program) in Area of Benefit 1, Malibu/Santa Monica Mountains, Area of Benefit 2, Santa Clarita Valley, and Area of Benefit 3, Antelope Valley (collectively, "Areas of Benefit") effective August 1, 1990, which Developer Fee Program is to be updated annually thereafter; and

WHEREAS, the City of Calabasas is located in the Malibu/Santa Monica Mountains Area of Benefit and the City Council of the City of Calabasas has entered into a Joint Powers Agreement with the County of Los Angeles in which the City and County jointly agreed to exercise the power to levy the Developer Fee in the City and to authorize the Board of Supervisors to conduct all proceedings in connection with the levy of fees and modifications of the fee amount within the City; and

WHEREAS, the County of Los Angeles desires to update the Developer Fee Program, which includes the amount of the fee and the Developer Fee Detailed Fire Station Plan, in accordance with Government Code Section 66002; and

WHEREAS, the need for increased fire service resources to maintain services is generated by new development; and

WHEREAS, proposed developments in areas which are designated in the Los Angeles County General Plan as urban expansion areas and areas identified as emerging expansion areas require additional fire protection resources to maintain services; and

WHEREAS, without additional fire stations and equipment, there will be insufficient resources to maintain an adequate level of fire protection services in areas of emerging urban expansion in Los Angeles County; and

WHEREAS, the Areas of Benefit of the Malibu/Santa Monica Mountains, the Santa Clarita Valley, and the Antelope Valley are emerging urban expansion areas; and

WHEREAS, the Consolidated Fire Protection District of Los Angeles County has prepared the 2016 Developer Fee Update Fee Calculation Summary and the updated Developer Fee Detailed Fire Station Plan dated September 2016 which identifies planned fire station facilities to be developed in the Areas of Benefit to accommodate emerging urban expansion and for which funding is to be provided through Developer Fee revenues generated within the Areas of Benefit; and

WHEREAS, the Consolidated Fire Protection District has prepared the Developer Fee Funds 2015-16 Fiscal Year-End Report in accordance with Government Code Section 66006.

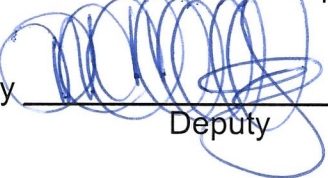
NOW, THEREFORE, the Board of Supervisors resolves, finds, and determines that:

1. The foregoing recitals are true and correct.
2. The Developer Fee Program is for the purpose of generating funds for capital projects necessary to maintain fire protection services within the existing service areas of the Consolidated Fire Protection District of Los Angeles County, and is statutorily exempt per Section 15273(a)(4) of the California Environmental Quality Act Guidelines developed by the State Office of Planning and Research.
3. On November 22, 2016, a public hearing was held to update and consider: 1) the updated Developer Fee Detailed Fire Station Plan dated September 2016 (Attachment A) attached hereto and incorporated herein, which serves as the Developer Fee capital improvement plan and describes the acquisition, construction, installation, and equipping of fire stations to be funded with developer fee revenue; 2) the Developer Fee Update Fee Calculation Summary (Attachment B) attached hereto and incorporated herein, which imposes a separate fee calculation for each Area of Benefit based upon actual fire station development costs experienced in each of the three areas; and 3) the Developer Fee Funds 2015-16 Fiscal Year-End Report (Attachment C).
4. Based on the foregoing recitals, the updated Developer Fee Detailed Fire Station Plan dated September 2016, and the 2016 Developer Fee Update Fee Calculation Summary, there are reasonable relationships between: 1) the Developer Fee's use and the type of development projects on which the Developer Fee is imposed; 2) the need for fire station facilities and the type of development project on which the Developer Fee is imposed; and 3) the amount of the Developer Fee and the cost of all or a portion of the fire station facilities attributable to the development on which the Developer Fee is imposed.
5. The Board of Supervisors approves and adopts the updated Developer Fee Program in the Areas of Benefit of the Consolidated Fire Protection District of Los Angeles County as follows:
  - a) The updated Detailed Fire Station Plan dated September 2016 is approved and adopted;
  - b) The 2016 Developer Fee Update Fee Calculation Summary is approved and adopted;

- c) The updated Developer Fee amounts per square foot of the new floor areas of buildings of \$.9705 in Area of Benefit 1 and the City of Calabasas, \$1.1846 in Area of Benefit 2, and \$.9180 in Area of Benefit 3 are approved and shall become effective in the unincorporated areas within each Area of Benefit and within the City of Calabasas on February 1, 2017;
- d) The Developer Fee Funds 2015-16 Fiscal Year-End Report is approved and adopted; and
- e) All other terms and provisions of the Developer Fee Program as previously adopted by the Board of Supervisors of the County of Los Angeles shall remain unchanged and in full force and effect.

The foregoing resolution was adopted on the 22nd day of November, 2016, by the BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES.

LORI GLASGOW, Executive Officer  
Clerk of the Board of Supervisors

By  \_\_\_\_\_  
Deputy



APPROVED AS TO FORM:

Office of the County Counsel

By  \_\_\_\_\_  
Deputy



**DEVELOPER FEE DETAILED FIRE STATION PLAN**

**FOR THE**

**COUNTY OF LOS ANGELES DEVELOPER FEE PROGRAM  
FOR THE BENEFIT OF THE  
CONSOLIDATED FIRE PROTECTION DISTRICT  
OF LOS ANGELES COUNTY**

**SEPTEMBER 2016**

## DEVELOPER FEE DETAILED FIRE STATION PLAN

### PREFACE

This Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (Fire District) fire service requirements as of September 2016 based upon growth projections and contacts with cities and developers who have shared their development plans with the Fire District.

The Plan identifies 21 additional fire stations, one temporary fire station, a replacement station, two helispots, and the necessary capital equipment that will be required in the Areas of Benefit as well as the anticipated costs and time frames provided that development occurs as expected. The anticipated costs identified in the Plan will be funded by Developer Fee revenues or funds which the Fire District has advanced from other sources. These advances will be repaid to the Fire District when sufficient Developer Fee revenue is generated.

Terms Used in Plan	Explanation
Fire Station/Location	In most cases a site has not yet been acquired; the locations are therefore approximate.
Anticipated Capital Project Costs	<ul style="list-style-type: none"><li>• Where actual costs are not yet available, the anticipated capital projects costs are based upon the Fire District's current cost experienced for construction, land and equipment.</li><li>• Apparatus cost includes the full cost of the apparatus as well as outfitting and equipment costs.</li><li>• No Fire District overhead costs nor an inflation factor have been applied; all figures are based on current costs.</li><li>• Developer Fee credit may be granted for the conveyance of a site, apparatus, or construction of a fire station to help offset the impact of development on the Fire District.</li></ul>
Project Cost Estimate	Based on average costs for fire stations recently completed and stations under development; includes plans, specifications, consultant services, plan check, permit and inspection fees, construction, project management, furnishings, and equipment.
Amount Budgeted	The amount budgeted could be from Developer Fee funds collected or advanced from Fire District general revenues or certificates or participation. All advances made and/or interest incurred by the Fire District to finance station development are to be repaid when Developer Fee revenues are sufficient. If no amount is budgeted, the development of the fire station may be delayed until Developer Fee revenues are sufficient to fund the site acquisition and/or construction of the fire station.
Equipment and Staffing	This plan reflects the proposed staffing and equipment to be implemented when each station and the development served by each station are built out in the respective areas of benefit. In many instances, a transitional staffing configuration will be utilized until build out occurs.
Fiscal Year	The Fiscal Year period begins July 1 and ends June 30.
Initiating Priority Year	Refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.
Target Occupancy	Target occupancy is approximately one to two years from the actual start of construction.

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
**UPDATE - SEPTEMBER 2016**

**STATIONS OPERATIONAL: REIMBURSEMENT PENDING\***

Facility	Capital Project Costs	Funding Source	Station Size , Equipment, and Staffing	Comments
Fire Station 156 24505 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Project cost                7,512,226 Apparatus                        - <hr/> Station Development Costs        \$7,512,226 Principal Paid                        (370,000) Balance                                \$7,142,226	Commercial Paper Proceeds*	11,152 sq. ft.  Engine	The site was conveyed to the Fire District from Newhall Land and Farming for developer fee credit in 2008-09. Apparatus for this permanent Fire Station 156 was transferred from temporary Fire Station 156. The fire station was completed and operational in 2011
Fire Station 128 28450 Whites Canyon Rd. Santa Clarita Valley	Project cost                8,498,287 Apparatus                        568,685 <hr/> Station Development Costs        9,066,972 Principal Paid                        (245,000) Balance                                \$8,821,972	Commercial Paper Proceeds*	9,976 sq. ft.  Engine	The site was conveyed to the Fire District by Shappell Industries (VTM 46018) for developer fee credit in 2006-07. Partial funding of the station in the amount of \$3.6 million was provided by the American Recovery and Reimbursement Act. The fire station was completed and operational 3/1/12.
Fire Station 132 Wes Thompson Ranch 29310 Sand Canyon. Rd. Santa Clarita Valley	Project cost                8,127,873 Apparatus                        - <hr/> Station Development Costs        \$8,127,873 Principal Paid                        (\$400,000) Balance                                \$7,727,873	Commercial Paper Proceeds*	9,746 sq. ft.  Engine	The site was conveyed to the Fire District by K. Hovnanian (VTM 49621) in 2008-09. Apparatus for this permanent station was transferred from temporary Fire Station 132. The station was completed and operational March 12, 2012.
Fire Station 150 19190 Golden Valley Rd. Santa Clarita Valley	Project cost                10,762,098 Apparatus                        568,685 <hr/> Station Development Costs        \$11,330,783 Principal Paid                        (620,000) Balance                                \$10,710,783	Commercial Paper Proceeds*	19,935 sq. ft. Haz. Mat. Task Force (Engine and Squad) BC HQ AC HQ	The site was conveyed to the Fire District by Pardee Homes for developer fee credit in 2009-10. A Hazardous Materials Task Force assigned to Fire Station 76 was reassigned to staff this station. The apparatus costs are for the engine placed in service at Fire Station 76 to replace the task force. The fire station was completed and operational on February 1, 2013.

\*The Fire District is financing costs that exceed the developer fee funds available within Area 2 - Santa Clarita Area of Benefit. The Fire District will be reimbursed the costs it advanced, including interest and administrative charges, from Area 2 as revenues are collected, and from the City of Santa Clarita for the City's proportionate share of fire station facilities financing.

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
**UPDATE - SEPTEMBER 2016**

**IN PROGRESS**

**TARGET OCCUPANCY: OCT. 2016**

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted/ Funding Source	Station Size and Equipment	Comments/Status
Fire Station 143 28580 Hasley Canyon Road Santa Clarita Valley	<div> <div>Land</div> <div>\$ -</div> <div>Project cost est. 8,652,294</div> <div>Apparatus 721,485</div> <div></div> <div>Total \$9,373,779</div> </div>	\$3,698,000 Commercial Paper Proceeds*	9,700 sq. ft. Engine	The land was conveyed by the developer, Newhall Land and Farming, to the Fire District for developer fee credit. Station construction is underway and station occupancy is anticipated to occur in Fall 2016.

\*The Fire District is financing costs that exceed the developer fee funds available within Area 2 - Santa Clarita Area of Benefit. The Fire District will be reimbursed the costs it advances, including interest and administrative charges, from Area 2 as revenues are collected, and from the City of Santa Clarita for the City's proportionate share of fire station facilities financing.

**DEVELOPER FEE DETAILED FIRE STATION PLAN  
UPDATE - SEPTEMBER 2016**

**INITIATING PRIORITY YEAR: 2016-17**

**TARGET OCCUPANCY: 2019-20**

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted/ Funding Source	Station Size & Equipment	Comments/Status
Fire Station 104 26901 Golden Valley Road (at Soledad Canyon) City of Santa Clarita	Land \$ 2,190,000 Project cost est. 9,108,263 Apparatus 721,485  Total \$ 12,019,748	Developer Fees	11,415 sq. ft. Haz Mat Task Force (Engine & Squad)	This station will replace temporary Fire Station 104. The land was purchased by the Fire District in Dec. 2010. The Hazardous Materials Task Force from Fire Station 150 may be relocated to this facility upon completion. The apparatus cost reflected is for the replacement engine that would be needed at Station 150 as a result.

**LAND ACQUISITION ONLY:**

Early land acquisition will ensure that the future fire stations will be optimally placed when these areas develop in the future. The progress of development in these areas will be monitored for timing of the future construction of these stations:

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted/ Funding Source	Comments/Status
Fire Station 138 Avenue S and Tierra Subida Unincorporated Palmdale Area	Land \$ 361,702	\$871,000 Developer Fees	The City of Palmdale expressed interest in assisting with site acquisition. The Fire District will pursue City participation, however, fire station development will not commence until significant development in the surrounding vicinity occurs.
Fire Station 195 Pearblossom Hwy/47th St. E. Unincorporated Palmdale Area	Land \$ 361,702	\$400,000 Developer Fees	The City of Palmdale expressed interest in assisting with site acquisition. In addition, there is a proposed development project within this location for which the Fire District may negotiate a station site. Fire station development will not commence until significant development in the vicinity occurs.

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
**UPDATE - SEPTEMBER 2016**

**INITIATING PRIORITY YEAR: 2017-18**

**TARGET OCCUPANCY: 2020-21**

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amount Budgeted/ Funding Source	Station Size and Equipment	Comments/Status
Fire Station 174 Neenach Fire Station Antelope Valley	<div> <div>Land</div> <div>\$ 361,702</div> <div>Project cost est.</div> <div>4,061,376</div> <div>Apparatus</div> <div>-</div> <div>Total</div> <div>\$ 4,423,078</div> </div>	<div>\$294,000</div> <div>Developer Fees</div>	<div>4,982 sq. ft.</div> <div>Engine</div>	<div>The Fire District is in the process of identifying potential sites to purchase or lease for a call fire station.</div>

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
**UPDATE - SEPTEMBER 2016**

**INITIATING PRIORITY YEAR: 2018-19**

**TARGET OCCUPANCY: 2021-22**

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted	Station Size and Equipment	Comments/Status
Fire Station 142 Sierra Highway/Clanfield Antelope Valley	Project cost est. Fire Station   \$   9,108,263 Helispot       500,000 Apparatus     721,485 Total                 \$10,329,748	\$0	10,000 sq. ft. Engine	The land was acquired by the Fire District in July 2010. A helispot is planned to be constructed at this station site.

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
**UPDATE - SEPTEMBER 2016**

**INITIATING PRIORITY YEAR: 2019-20**

**TARGET OCCUPANCY: 2022-23**

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted	Station Size and Equipment	Comments/Status
Fire Station 100 Valley Cyn. Road at Spring Canyon	Land \$ - Project cost est. 9,108,263 Apparatus 721,485 <hr/> Total \$9,829,748	\$0	10,000 sq. ft. Engine	The developer, Pardee Homes, is to convey a station site to the Fire District for developer fee credits (Tract No. 48086).
Fire Station 175 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - <hr/> Total \$ -	\$0	10,500 sq. ft. Engine Squad	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits. The fire station is to be located in the Landmark Village area of the Newhall Ranch Specific Plan. Newhall Land will also fund station apparatus.
Fire Station 179 Lyons Ranch Santa Clarita Valley	Land - Project cost est. 9,108,263 Apparatus 721,485 <hr/> Total \$9,829,748	\$0	10,000 sq. ft. Engine	The developer is to provide a station site in the Lyons Ranch Project to the Fire District for developer fee credit.



**DEVELOPER FEE DETAILED FIRE STATION PLAN  
UPDATE - SEPTEMBER 2016**

**INITIATING PRIORITY YEAR: 2020-21 and beyond**

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted	Station Size and Equipment	Comments/Status
Fire Station 109 Fox Field Vicinity of 40th Street West and Avenue G	Land \$ 361,702 Station Dev. Costs 9,108,263 Apparatus 721,485 Total \$10,191,450	\$0	10,000 sq. ft. Engine	
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land \$ - Station Dev. Costs 9,108,263 Apparatus 721,485 Total \$9,829,748	\$0	10,000 sq. ft. Engine	The developer is to provide a site to the Fire District for developer fee credits.
Fire Station 133 Gate-King Ind. Park, s/o Hwy 126 near Eternal Valley Mem. Park City of Santa Clarita	Land \$ - Project cost est. 9,108,263 Apparatus 721,485 Total \$9,829,748	\$0	10,000 sq. ft. Engine	Gate-King Industrial Park development. Land to be provided by the developer to the Fire District for developer fee credits.
Fire Station 176 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	11,500 sq. ft. Engine Quint	Negotiations are pending for the developer, Newhall Land and Farming, to construct and equip this station within the Potrero Valley project area of the Newhall Ranch Specific Plan for developer fee credits.
Fire Station 177 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	11,500 sq. ft. Engine Quint	Negotiations are pending for the developer, Newhall Land and Farming, to construct and equip this station within the Mission Village project area of the Newhall Ranch Specific Plan for developer fee credits.
Fire Station 178 (formerly FS 137) Stevenson Ranch, Phase V Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	10,500 sq. ft. Engine	Negotiations are pending for the developer, Newhall Land and Farming, to construct and equip this station in Newhall Land's Legacy Village development project area for developer fee credits.
East Calabasas area between Stations 68 and 69	Land \$ 1,306,745 Project cost est. 8,796,005 Apparatus 721,485 Total \$10,824,235	\$0	10,000 sq. ft. Engine	Development in this area is limited at this time and construction will not commence until substantial development occurs.

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
**UPDATE - SEPTEMBER 2016**

**INITIATING PRIORITY YEAR: 2020-21 and beyond**

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted	Station Size and Equipment	Comments/Status
Centennial Fire Station 1 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	13,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Centennial Fire Station 2 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Centennial Fire Station 3 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$0	\$0	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Centennial Fire Station 4 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$0	\$0	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Fire Station 139 Anaverde/City Ranch Palmdale	Land \$ - Project cost est. - Apparatus 721,485 Total \$ 721,485	\$0	10,000 sq. ft. Engine	Per the developer agreement for the Anaverde/City Ranch Project, the developer is required to provide land and construct a permanent fire station to be conveyed to the Fire District.
Fire Station 190 Ritter Ranch Palmdale	Land \$ - Project cost est. - Apparatus 721,485 Total \$721,485	\$0	10,000 sq. ft. Engine	Under a 1992 developer agreement for the Ritter Ranch Project, the developer is required to provide land and construct a permanent fire station to be conveyed to the Fire District.
Tesoro Helispot	Land \$ - Project cost est. 500,000 Total \$ 500,000	\$0		The Fire District has requested that a helispot be provided within the Tesoro Del Valle Development Project (VTTM 51644).

**DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE  
PROTECTION DISTRICT OF LOS ANGELES COUNTY  
2016 DEVELOPER FEE UPDATE  
FEE CALCULATION SUMMARY**

**AREA OF BENEFIT 1 -  
MALIBU/SANTA MONICA MTNS.,  
CITY OF CALABASAS**

**AREA OF BENEFIT 2 -  
SANTA CLARITA VALLEY**

**AREA OF BENEFIT 3 -  
ANTELOPE VALLEY**

<b>Developer Fee Cost Component</b>	<b>Calculated Cost</b>	<b>Proportionate Fire Station Share</b>	<b>Cost Applied</b>	<b>Calculated Cost</b>	<b>Proportionate Fire Station Share</b>	<b>Cost Applied</b>	<b>Calculated Cost</b>	<b>Proportionate Fire Station Share</b>	<b>Cost Applied</b>
Average Land Cost	\$1,306,800	100.00%	\$ 1,306,800	\$1,468,843	100.00%	\$ 1,468,843	\$361,548	100.00%	\$ 361,548
Station Development Costs	\$8,796,000	100.00%	8,796,000	\$9,108,258	100.00%	9,108,258	\$9,108,258	100.00%	9,108,258
Financing Costs	n/a	-	-	\$9,725,972	20.00%	1,945,194	n/a	-	-
Engine Cost	\$721,485	100.00%	721,485	\$721,485	100.00%	721,485	\$721,485	100.00%	721,485
Quint Cost	\$1,473,293	20.95%	308,655	\$1,473,293	20.95%	308,655	\$1,473,293	20.95%	308,655
Squad Cost	\$247,732	32.80%	81,256	\$247,732	32.80%	81,256	\$247,732	32.80%	81,256
Total Cost Per Station			\$ 11,214,196	Total Cost Per Station			Total Cost Per Station		
Administrative Costs			75,790	Administrative Costs			Administrative Costs		
Total Area 1 Costs			\$ 11,289,986	Total Area 2 Costs			Total Area 3 Costs		
Total Square Feet of Development per Station			11,633,307	Total Square Feet of Development per Station			Total Square Feet of Development per Station		
<b>Developer Fee Amount Per Square Foot</b>			<b>\$ 0.9705</b>	<b>Developer Fee Amount Per Square Foot</b>			<b>Developer Fee Amount Per Square Foot</b>		

Note: The calculated costs for the apparatus listed above (Engine, Quint, Squad) are inclusive of the base unit purchase price plus all outfitting, equipment, and communications costs.

**CONSOLIDATED FIRE PROTECTION DISTRICT  
DEVELOPER FEE FUNDS  
2015-16 FISCAL YEAR-END REPORT**

	Developer Fee Area of Benefit 1 LACoFD - 50201 DA 7 Santa Monica Mtns. <sup>(a)</sup>	Developer Fee Area of Benefit 2 LACoFD - 50202 DA 8 Santa Clarita Valley <sup>(b)</sup>	Developer Fee Area of Benefit 3 LACoFD - 50203 DA 9 Antelope Valley <sup>(c)</sup>
Fiscal Year 2015-16 Beginning Balance	\$2,019,779.76	\$8,229,967.43	\$23,584,239.59
Total Developer Fee Revenue Collected <sup>(d)</sup>	385,629.45	1,350,845.32	461,159.68
Total Interest Earned	14,765.72	\$57,284.65	166,957.20
Total Fund Expenditures	-	-	-
Total NSF Checks	-	-	-
Total Refunds	(7,505.75)	-	(327.66)
Fiscal Year 2016-17 Beginning Balance	<u><u>\$2,412,669.18</u></u> <sup>(e)</sup>	<u><u>\$9,638,097.40</u></u> <sup>(f)</sup>	<u><u>\$24,212,028.81</u></u> <sup>(g)</sup>

(a) Includes all of the unincorporated area within Area 1 and the cities of Calabasas and Malibu. The Fire District collects developer fees in the cities.

(b) Includes all of the unincorporated area within Area 2 and the City of Santa Clarita. Santa Clarita collects developer fees within the City and transfers the revenue to the Fire District upon request by the Fire District for reimbursement of funds expended.

(c) Includes all of the unincorporated areas within Area 3 and the City of Lancaster. Lancaster collects developer fees within the City and transfers the revenue to the Fire District on a quarterly basis.

(d) The Fiscal Year 2015-16 developer fee rate for Area of Benefit 1 was \$.8990 and for Area of Benefit 3 \$.8426. The developer fee rate in Area of Benefit 2 during the period of July 1, 2015 through January 31, 2016 was \$1.0596 and was updated to \$1.0883 effective February 1, 2016, through the remainder of the fiscal year.

(e) Funds to be used to develop a future fire station in East Calabasas when substantial development begins to occur in the area.

(f) Funds to be used to fund the construction of Fire Stations 143 and 104 and to reimburse the Fire District for the costs incurred in the development and financing of Fire Stations 128, 132, 150, and 156.

(g) Funds to be used for land acquisition for Fire Stations 138 & 195 in the unincorporated Palmdale area and development of Fire Station 174 in the Neenach area for which land acquisition is expected to occur in Fiscal Year 2017-18.